



PETTENGELLS
ESTATE AGENTS

16 The Cottages, 2 Marine Drive, Barton On Sea, Hampshire, BH25 7EF
Asking Price £525,000

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- Set just back from seafront with first floor sea views
- Three bedroom Pennyfarthing built semi detached house
- Master bedroom with dual aspect sea views and ensuite
- Ground floor WC & further bathroom on the first floor
- Impressive lounge
- Dining room and conservatory
- Garage plus allocated parking bay adjoining property
- Secluded southerly front garden
- Enclosed rear garden with gate to the side
- Gas fired central heating
- Double glazed



View From Upstairs





A FANTASTIC THREE BEDROOM, THREE RECEPTION ROOM SEMI DETACHED COTTAGE, WITH SEA VIEWS FROM THE FIRST FLOOR.

Accommodation: A covered entrance porch leads to the front door and opens into the hallway with door to the ground floor WC, with space for washing machine and tumble dryer. Door then leads to the pleasant lounge with fire surround and window overlooking the front which is then archwayed into the separate dining room and in turn into the conservatory with solid roof. The well laid out kitchen has built in gas hob, double oven and extractor. On the first floor the master bedroom has a dual aspect, with sea views towards Hengistbury Head and a range of fitted wardrobes. Door to the ensuite bathroom with 3/4 bath and shower over with window. There are two further bedrooms on the first floor with a family bathroom with window. The loft hatch has a pull down ladder and offers plenty of storage with potential to convert to further accommodation (subject to planning).

Outside: The front garden is a particularly nice feature of the property which is laid to lawn but has a private patio and seating area with mature flower and shrub borders, with a storage shed tucked behind the garage. There is a gate to the side which gives you rear access where the enclosed rear garden has artificial lawn for low maintenance and a summerhouse all screened with mature hedging. The garage is to the front with up and over door and a parking space adjacent.

EPC: D, Council tax band: E, Tenure: Freehold

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